

# FOR SALE

## WAREHOUSE & WORKSHOP

UNITS ON 0.92 ACRE SITE

11,162 SQFT (1,037.14 SQM)

- › 3 Storage/workshop building
- › Suitable for a range of uses
- › Approx 2.1 miles to the A1
- › Owner occupier, development or investment opportunity



## THE WAREHOUSE

Old Station Yard, Station Road, Tempsford, Beds, SG19 2BA




## LOCATION

- › The premises are located on Station Road Tempsford - a village situated alongside the A1.
- › The site is approx. 2.1 miles from the A1 and is an established commercial site having been a former railway yard.
- › Approx. 4.8 miles from Sandy town centre and 5.2 miles from the mainline railway station.

## DESCRIPTION

- › There are 3 buildings on the site. The largest being of brick and block construction with a steel portal frame roof with single skin cement sheets. Within the building are offices and toilet facilities plus a mezzanine floor. The eaves height is 4.30m/14'0" and the apex 5.10m/16'9". Access is via an electric up and over loading door 3.64m-4.00m.
- › Within the yard area, which has a gated access is car parking and loading areas. Single and 3 phase electrics are available in buildings A & B.

 what3words  
///widgets.shorthand.pairings

 Google Maps

Click here



## TERMS

The premises are to be sold on a freehold basis at offers in the region of £1,000,000 exclusive.

## BUSINESS RATES

Available upon request

## EPC

Available on request.

## ACCOMODATION

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Size (GIA)
Unit A GF: Warehouse/Workshop	523.80 sqm (5,638 sq ft)
Mezzanine Floor	149.45 sqm (1,608 sq ft)
<b>Total</b>	<b>673.25 sqm (7,246 sq ft)</b>
Unit B Warehouse/Workshop	159.39 sqm (1,715 sq ft)
Lean To Storage	49.50 sqm (533 sq ft)
<b>Total</b>	<b>208.89 sqm (2,248 sq ft)</b>
Unit C - Storage	155.00 sqm (1,668 sq ft)
<b>Total</b>	<b>1,037.14 sqm (11,162 sq ft)</b>

## CONTACTS:


### DICCON BREARLEY

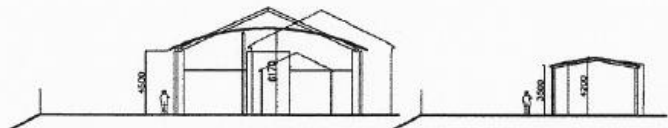
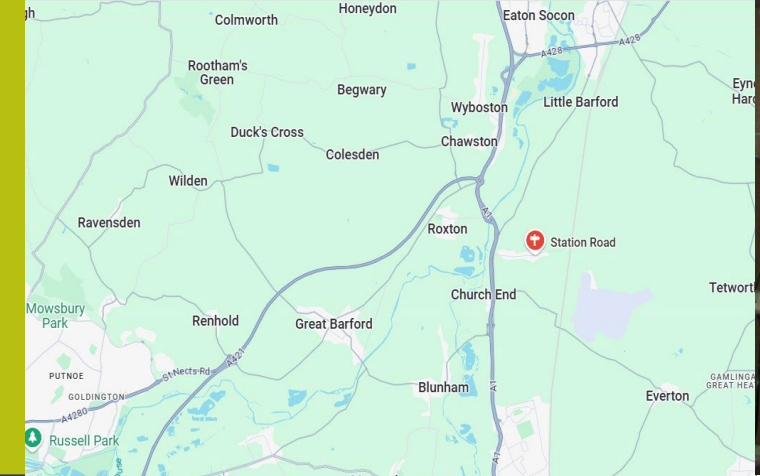
 01234 905 133  
diccon.brearley@kirkbydiamond.co.uk

### JOSHUA PARELLO

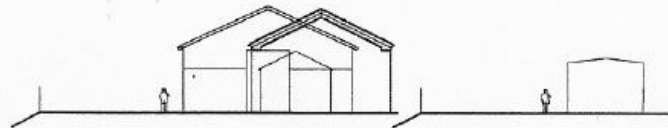
 01234 982 019  
joshua.parello@kirkbydiamond.co.uk

### NATHAN GEORGE

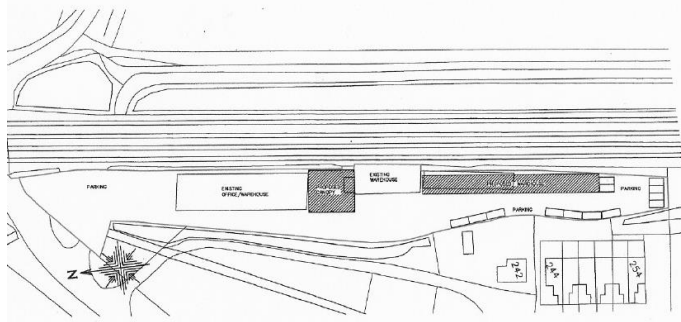
 01234 905 134  
nathan.george@kirkbydiamond.co.uk



PROPOSED SECTIONS A & B  
scale 1:200



EXISTING SECTIONS A & B  
scale 1:200



PROPOSED BLOCK PLAN  
scale 1:500